
STATE OF INDIANA

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To: Governor Mitchell E. Daniels, Jr.

From: Cheryl A.W. Musgrave, Commissioner

Date: 7/18/2007

Re: Findings on the March 1, 2006 Assessment of Marion County, Indiana

Findings on the Status of Annual Adjustments in Marion County

A county-wide analysis of gross assessed values on all classes of commercial and industrial parcels revealed that seventy-two percent (72%) of these parcels had no change in assessed values from the 2005 assessment year to the 2006 assessment year.

A county-wide analysis of gross assessed values on commercial vacant land revealed that ninety percent (90%) of these parcels had no change in assessed values from the 2005 assessment year to the 2006 assessment year.

A county-wide analysis of gross assessed values on industrial vacant land revealed that seventy-eight percent (78%) of these parcels had no change in assessed values from the 2005 assessment year to the 2006 assessment year.

A township-by-township analysis of gross assessed values on all classes of commercial and industrial parcels revealed that only two (2) of the nine (9) townships made significant changes (> 50%) in the number of commercial and industrial assessments modified from 2005 to 2006.

This lack of changes to assessed values is particularly suspicious in light of the fact that the local assessors were required to adjustment assessments from January 1, 1999 value levels to January 1, 2005 value levels.

The assessment-to-sales ratio study submitted by the Marion County Assessor indicated that assessments on certain classes of property in certain townships were inaccurate or inequitable. Specifically:

Residential Properties

- Unimproved residential property assessments in Decatur, Lawrence, Pike, and Warren Townships were below the acceptable range of assessment accuracy required by 50 IAC 21.
- The equity of assessments on improved residential property in Center Township was outside the acceptable range required by 50 IAC 21.

Commercial Properties

- Improved commercial property assessments in Lawrence, Perry, Pike and Washington Townships were below the acceptable range of assessment accuracy required by 50 IAC 21.
- The equity of assessments on improved commercial property in Lawrence, Perry, Warren, and Washington Townships was outside the acceptable range required by 50 IAC 21.
- The equity of assessments on unimproved commercial property in Franklin, Lawrence, and Warren Townships was outside the acceptable range required by 50 IAC 21.
- Unimproved commercial property assessments in Franklin, Lawrence, Warren, and Wayne Townships were below the acceptable range of assessment accuracy required by 50 IAC 21.

Industrial Properties

- Improved industrial property assessments in Decatur, Franklin, Lawrence, and Warren Townships were below the acceptable range of assessment accuracy required by 50 IAC 21.
- Unimproved industrial property assessments in Warren and Wayne Townships were below the acceptable range of assessment accuracy required by 50 IAC 21.
- The equity of assessments on unimproved industrial property in Warren Township was outside the acceptable range required by 50 IAC 21.

Recommendation

In light of the findings detailed above, I recommend that the Department take immediate action to initiate the reassessment of real property in Marion County, Indiana.